

CARMA'S CHOICE THIS WEEK



Cardel's Lexington in New Brighton

The bright floor plan of the Lexington has made it one of Cardel's most sought after models. The extensive windows through out the home, complete with garden doors opening from the great room, give this home a bright open feeling. The galley style kitchen with rich cherry cabinets and sleek casestone countertops leads you into the bright bumped out nook featuring an abundance of windows. The generous sized formal dining room is perfect for those who love to entertain guests. The unique flared staircase leads you from the foyer upstairs where you and your family can enjoy the large vaulted bonus room. The spacious master suite also features vaulted ceilings in the bedroom and in the functional style ensuite. The practical upper floor laundry adds convenience to anyone's busy lifestyle.

FEATURES

- Flared staircase
- Galley style kitchen
- Formal dining room
- Vaulted master bedroom and ensuite

- Bright floor plan with extensive windows and garden doors

THE COMMUNITY

From the moment you enter the community of New Brighton it will be apparent that no detail was overlooked in the effort to create a beautiful new community with elements reminiscent of the English countryside. New Brighton Central Park is located at the heart of the community and will include several viewpoints that will afford panoramic views of the beautifully manicured 20 acre park and 12 acre Brighton Pond. All 640 acres of New Brighton have been master-planned. As such, residents can be assured that the meticulous attention to detail that New Brighton is built on will be followed through to the end, when New Brighton will be home to over 10,000 people and 3,700 homes. Follow Deerfoot Trail south. Turn left on McKenzie Towne Boulevard SE. Then follow the signs to New Brighton.

THE COST

The Lexington by Cardel starts at \$489,500 + GST.



When n' where

THE showhome can be viewed at 196 New Brighton Drive S.E. Showhomes are open Monday to Thursday 2 pm - 8 pm, weekends and holidays 12 noon to 5 pm. Closed on Fridays. Phone Dave Wright at 503-9081.

Carma develops Calgary's best communities. A selection of the finest builders create the homes that complement them. Together we are proud to present this week's choice for outstanding new home quality and value.

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STUDY LOOKS AT AREA COMMUNITIES

Water shortages feared before 2030

MARTY HOPE
CALGARY HERALD

Several communities in the Calgary area could face water shortages as they try to keep up with population growth, says a regional planning group.

A servicing study prepared by the Calgary Regional Partnership says that at current water consumption rates, a number of smaller centres face water licensing shortages sometime before 2030 because their projected growth exceeds their existing licensed water allocations.

Even if the water conservation objectives of the Alberta Environment Water for Life Strategy — which calls for a 30-per-cent reduction in water use by 2030 — were adopted, licensing shortages would occur in Okotoks in 2012, Strathmore in 2015 and Cochrane in 2031, says the study.

Water licences are required from the province by everyone from municipalities and businesses to individuals, allowing them to take water from the Bow River or any other river in Alberta, says executive director Rick Butler of the Calgary Regional Partnership.

The group is a consortium of 19 municipalities and jurisdictions that includes Calgary, Airdrie, Banff, Black Diamond, Canmore, Chestermere, Cochrane, Crossfield and High River.

It also includes Nanton, Okotoks, Redwood Meadows, Strathmore, Tsuu T'ina Nation and Turner Valley, as well as the municipal districts of Bighorn, Foothills and Rocky View, and Wheatland County.

The partnership was formed in 1999 to re-establish a level of co-operation among the various municipal and jurisdictional areas to deal with land use issues, including water, transportation, development, environment and the economy.

A year ago, the provincial government set a moratorium on the issuing of licences and suggested licences may be traded among those already holding them.

Areas short on licences could find themselves in jeopardy, says Butler.

"Yes, licence shortages would mean places like Okotoks will not have enough water to allow further growth," he says. "Therefore, they would either have to cap growth as Okotoks has done, find other sources — be it through the purchased of another water licence from other licence holders for the same river, or join a regional system with water coming from Calgary."

Because of the limited licence allocation, Okotoks established a population cap of 30,000, a level that could be reached in the next dozen years.

When the cap is reached, the town will have to buy licences from other holders.

Okotoks pulls its water from the Sheep River, one of those affected by the 2006 water management plan that halted the approval of licences for the Oldman, Bow and South Saskatchewan sub-basins, which includes the Sheep River.

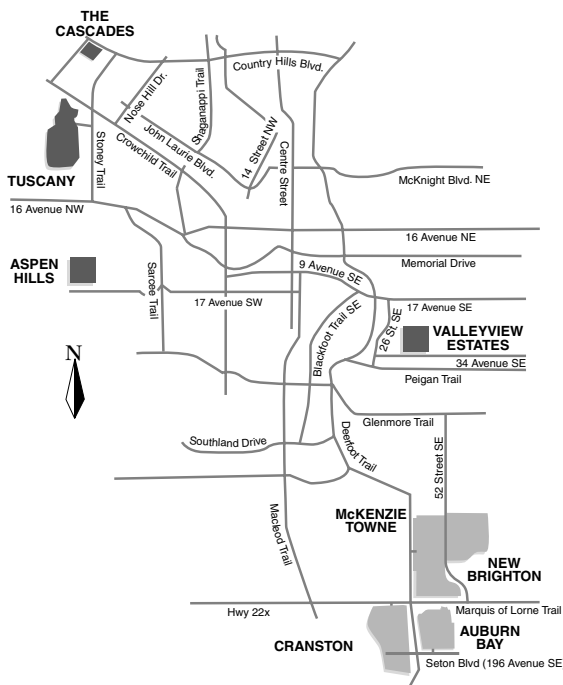
In close proximity to Okotoks, Black Diamond and Turner Valley will exceed their existing licence allocations by 2026 and 2019 respectively, says the Calgary Regional Partnership study.

"Any new developments in the municipal districts of Rocky View, Bighorn, or Foothills and the County of Wheatland that do not hold a water licence will require licence transfers or external water supply," says Butler.

The study also concluded that the total existing municipal licence capacity for the entire region is sufficient to meet projected total demands to at least 2075.



Residents enjoy a man-made lake at Crystal Shores in Okotoks on a hot day. Calgary Herald Archive



Make sure your lifestyle lives where you do.

A community is more than just where you live. It's where you thrive. That's why we carefully plan and develop our communities to include plenty of recreational space. You'll find everything from parks and playgrounds to residents' clubs and quaint shopping areas. We also go to great lengths to preserve the natural beauty of our lands. Not to mention, our builders are some of the best in the business. So if you're looking for a new home, go with a Carma community and live life to its fullest.



THE CASCADES
www.visitcascades.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM FRIDAYS, WEEKENDS AND HOLIDAYS

Estate homes atop Calgary's highest promontory. Panoramic views. Elegantly casual Arts-and-Crafts architecture. Thirty acres of parks and greenspace.

Tuscany

www.tuscany-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Mountain and downtown views from rolling hills above the Bow River Valley. Walking and cycling paths. A private residents' club, with tennis and basketball courts, a skating pond, and an outdoor hockey rink.

ASPENHILLS

www.aspenhills-community.com

Showhomes open:
NOON-8 PM MON. - FRI.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Natural ravines dotted with native aspen stands. Attractive tree-lined streets with Tudor and Craftsman architecture. Direct access via 17th Avenue to the downtown core and nearby shops and services.

VALLEYVIEW ESTATES

www.valleyviewestates-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Located just minutes from downtown, Valleyview Estates sits next to the 40-acre Valleyview Regional Park, and offers stunning city and mountain views, parkside lots, and distinctive architecture. Choose a home with casual charm from a variety of designs.